

## SUSTAINABLE DEVELOPMENT THROUGH BROWNFIELD REDEVELOPMENT HONOLULU, HAWAII



*Restoring unusable property to productive use is a central component to sustainable development.*

For more than three decades, a 4-acre property in Honolulu, historically used as a manufactured gas plant, sat vacant and blighted. Stakeholders in the surrounding Iwilei district were eager to see the property put back into beneficial use, and although the owner wanted to sell, the contaminated nature of the property kept investors and traditional developers at bay.

Then Weston Solutions, Inc. (WESTON®) purchased the property. As a full service environmental company dedicated to sustainable development, WESTON was willing to assume the environmental liability, knowing we could perform the needed cleanup ourselves, and began the process of restoring this property to productive use. WESTON assembled an integrated team of in-house experts to initiate remediation and identify the highest and best use for redevelopment, and got down to business.

### Project Highlights

**The Challenge:** Redevelop a 4-acre, highly-contaminated, blighted, and vacant commercial property to productive reuse for the local community.

**Solution:**

- Purchase the property and assume the environmental liability for regulatory closure
- Perform the remediation, meeting applicable regulatory cleanup standards
- Secure an exit strategy for the vertical redevelopment of the property in keeping with the market and demands of local stakeholders.

**Future Result:** A “Brown-to-Green” redevelopment that turned a brownfield into a green commercial development that is both environmentally and economically sustainable.

### Remediation

WESTON’s remediation team completed an extensive Remedial Investigation, which included conducting several pilot studies utilizing innovative in situ chemical oxidation technologies. The cleanup is being performed under the Hawaii Department of Health jurisdiction and review. The state allows a streamlined process called an Environmental Hazard Evaluation (EHE), which evaluates risk to human health and the environment. WESTON has worked with the regulators to develop and negotiate a risk-based Exit Strategy, which allows us to develop site-specific remediation goals that are consistent with the future use/development of the property. The sooner the site can be cleaned up to achieve regulatory closure, the sooner the site can return to use as a functioning asset of the Iwilei district.

Despite the unsuccessful efforts of numerous characterization attempts by other consultants over the past 20 years WESTON was able to complete the characterization in just over one year. We are also simultaneously working with neighboring sites to resolve any past contamination issues. Full-scale remediation is expected to be completed in December 2010.

## Redevelopment

An important component of the redevelopment is to identify an end use (and end user) for the property that not only meets the expectations of the city, but also the demands of the market. The property is in the Iwilei District of Honolulu, which was formerly centered on the Dole production facility, with great access to the central business district, the Honolulu harbor, and the Honolulu International Airport. Starting with the conversion of the Dole facility to a mixed-use office complex in the 1990s, the area has seen a surge in big-box retailing with the 1993 opening of the first Kmart in Honolulu. Others have followed suit, including the property's immediate neighbors, a Home Depot hardware superstore, a Costco Warehouse, a Best Buy electronics store, and a Lowe's hardware superstore that is under construction.

Changes to the retail marketplace in 2009, as well as fundamental changes to industrial demand in Honolulu, have shifted the site's highest and best use. Current plans are focused on a joint venture partnership with a strong local industrial condominium developer to build modern space on the remediated site. The redevelopment will integrate the remediation with the development in a new state-of-the-art, market-timed, green-development project that generates higher tax revenue and jobs for the community while simultaneously improving the environment for future users.



*The Iwilei area has easy access to Honolulu's central business district, harbor, and airport.*



*WESTON is working with environmental regulators to remediate the site and obtain regulatory closure to return the site to productive use as quickly as possible.*